

**COUNTY COMMISSIONERS OF .CHARLES COUNTY, MARYLAND**  
**Resolution No. 2010-73**

WHEREAS, the County Commissioners of Charles County, Maryland, a body corporate and politic, ("the Commissioners") by deed dated February 16, 1938 and recorded among the Land Records of Charles County, Maryland at Liber 67, folio 527, by deed dated January 10, 1953 and recorded among the Land Records of Charles County, Maryland at Liber 105, folio 192 and by deed dated March 31, 1959 and recorded among the Land Records of Charles County, Maryland at Liber 140, folio 536, are the owners of fee simple title to a tract of land known as the "the site of the old Physicians Memorial Hospital" and identified as: Tax Map 113, Grid 8, Part of Parcel 259, Tax Account Identification 01-037536, containing 2.254 acres of land, more or less, with a physical address of 6 Garrett Avenue, La Plata, Maryland and located in the First Election District of Charles County, Maryland; Tax Map 113, Grid 8, Part of Parcel 256, Tax Account Identification 01-026178, containing 0.788 acres of land, more or less, located at the corners of Garrett Avenue and Somerset Street in the First Election District of Charles County, Maryland; and Tax Map 113, Grid 9, Parcel 266, Tax Account Identification 01-026291, containing 0.629 acres of land, more or less, located at the corner of Somerset Street in the First Election District of Charles County, Maryland (cumulatively "the Property");

WHEREAS, the Property is listed in the Maryland Inventory of Historic Properties, CH-806, and is known as Physicians Memorial Hospital;

WHEREAS, Civista Health Foundation, Inc., a Maryland non-profit corporation located in Charles County, Maryland, ("the Foundation") has requested the Commissioners convey fee-simple title of the Property to the Foundation;

WHEREAS, in accordance with Article 25, §11A of the Annotated Code of Maryland, the Commissioners held a public hearing on the proposed conveyance of the Property on June 15, 2010;

WHEREAS, in accordance with Article 25, §11A of the Annotated Code of Maryland, the Commissioners caused an appraisal of the Property to be made, which appraisal of one million six hundred and fifty thousand dollars (\$1,650,000.00) was included in the notice of the public hearing and published at least twice in a newspaper of general circulation within the County;

WHEREAS, after deliberation, the Commissioners, have determined that it is appropriate that the Property which was originally deeded to the County to serve as "Physicians Memorial Hospital," the first hospital in Charles County, continue to serve the County in a health care capacity;

WHEREAS, the Commissioners have further determined that it is in the best interest of the citizens of Charles County, Maryland, to convey fee simple title of the Property to the Foundation;

WHEREAS, in 2006 the Commissioners made a moral monetary pledge of one million dollars (\$1,000,000.00) over a five (5) period, beginning in Fiscal Year 08, to the Foundation's 2004 Capital Campaign, which pledge was contingent upon the availability of funds and of which eight hundred thousand dollars (\$800,000.00) remains outstanding; and

WHEREAS, both the Commissioners and the Foundation consider this obligation satisfied by the conveyance of the Property.

NOW THEREFORE, BE IT RESOLVED this 21<sup>st</sup> day of September, 2010, that the County Commissioners of Charles County, Maryland, authorize the conveyance in fee simple of the Property to the Foundation.

FURTHER, the Commissioners, in consideration of the historical significance and original purpose of the Property, would request that the Foundation and the Civista Medical Center, Inc., consider naming the hospital complex "Physician's Memorial Hospital" or other similar name that gives significance to the historic significance of the hospital and its physicians; and

FINALLY, the Commissioners hereby authorize the Vice President of the County Commissioners to execute a plat of subdivision and a quitclaim deed conveying fee simple title of the Property to the Foundation. The Foundation is to be responsible for any associated expenses.

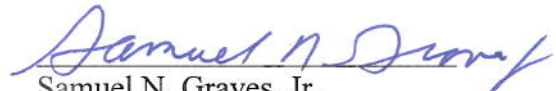
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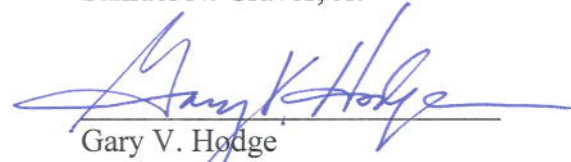
County Commissioners of  
Charles County, Maryland

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Wayne Cooper, President

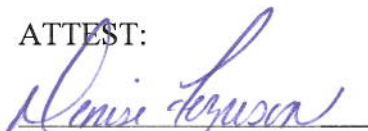
  
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Edith J. Patterson, Vice President

  
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Reuben B. Collins, II

  
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Samuel N. Graves, Jr.


  
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Gary V. Hodge

ATTEST:

  
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Denise Ferguson, Clerk

CERTIFICATE

I HEREBY CERTIFY that I am the duly appointed Clerk to the County Commissioners of Charles County, Maryland, and that the foregoing Resolution No. 2010- 73 was duly adopted by the County Commissioners of Charles County, Maryland on this 21<sup>st</sup> day of September 2010, in public session on a regular meeting day at which meeting a quorum was present.

  
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Denise Ferguson, Clerk